

IN RE: PETITION FOR ADMIN. VARIANCE  
NW/Corner N. Boundary Road and  
Inverness Road  
(8192 N. Boundary Road)  
12th Election District  
7th Councilmanic District

Edward V. Makowiecki, et ux  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 96-206-A  
\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 8192 North Boundary Road, located in the Gray Haven community off of Wise Avenue in Dundalk. The Petition was filed by the owners of the property, Edward V. and Sharon K. Makowiecki. The Petitioners seek relief from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side street setback of 7 feet in lieu of the minimum required 25 feet for a proposed addition. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affida-

ORDER RECEIVED FOR FILING

Date

By

12/13/95  
*[Signature]*

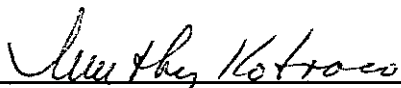
12/13/95

vits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 13<sup>th</sup> day of December, 1995 that the Petition for Administrative Variance seeking relief from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side street setback of 7 feet in lieu of the minimum required 25 feet for a proposed addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date

By



Baltimore County  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112, Courthouse  
400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-4386

December 13, 1995

Mr. & Mrs. Edward V. Makowiecki  
8192 N. Boundary Road  
Baltimore, Maryland 21222

RE: PETITION FOR ADMINISTRATIVE VARIANCE  
NW/Corner N. Boundary Road and Inverness Road  
(8192 N. Boundary Road)  
12th Election District - 7th Councilmanic District  
Edward V. Makowiecki, et ux - Petitioners  
Case No. 96-206-A

Dear Mr. & Mrs. Makowiecki:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: People's Counsel

File



# Petition for Administrative Variance

96-206-A

## to the Zoning Commissioner of Baltimore County

for the property located at

8192 N. Boundary Rd.

which is presently zoned

DR-10.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

*We need the extra room for a bedroom for a elderly inlaw*

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) 1B02.3.B (1955 old regs 214.1.b)

To allow a side street setback of 7 feet, for a proposed addition, in lieu of the minimum required 25 feet.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee

Legal Owner(s)

(Type or Print Name)

(Type or Print Name)

Signature

Signature

Address

(Type or Print Name)

City

State

Zipcode

Signature

Address

Phone No

Attorney for Petitioner

(Type or Print Name)

Signature

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Address

Phone No

Name

City

State

Zipcode

Address

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted

Zoning Commissioner of Baltimore County

REVIEWED BY: *[Signature]*

DATE: 11-17-95

ESTIMATED POSTING DATE: 11/26

Printed with Soybean Ink  
on Recycled Paper

ITEM #: 213

ORDER RECEIVED FOR FILING  
Date 11/30/95  
By *[Signature]*

# Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 8192 North Boundary Rd  
address

BALTIMORE MARYLAND 21222  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

We need a extra room for a bedroom  
for a elderly in-law

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

[Signature]  
(signature)  
\_\_\_\_\_  
(type or print name)



[Signature]  
(signature)  
Sharon Makowiecki  
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 16TH day of Nov, 19 95, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

EDWARD V. MAKOWIECKI & SHARON F. MAKOWIECKI

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

11/16/95  
date

[Signature]  
NOTARY PUBLIC

My Commission Expires: 12/1/96

ZONING DESCRIPTION

8192 North Boundary Rd.

#213

96-206-A

Beginning at a point on the northwest corner of North Boundary & Inverness Roads. Being Lot No 27, Block K in the subdivision Section Three, Gray Haven as recorded in Plat Book 23 folio 64. Containing  $\pm$  108 acres  $\pm$  & located in the 12<sup>th</sup> Election District.

**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
**Towson, Maryland**

94-206-H

District 1226

Date of Posting

11/28/95

Posted for:

Monaco

Petitioner:

Edward & Sharon Moravicevic

Location of property:

8192 N. Bannock Rd.

Location of Sign:

Left side of road, 20' from property line, toward

Remarks:

Posted by

M. Moravicevic  
Signature

Date of return:

12/1/95

Number of Signs:

1

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

Item No. - 3

000057

DATE 11-17-95 ACCOUNT R-001-6150

96-206-A

AMOUNT \$ 85.00

Site: 8192 N. Boundary Ave.

RECEIVED  
FROM:

M. Makowiecki - Owner

#010 - Residential Variance filing fee - 50.00

#080 - Sign & Posting 35.00

FOR:

00000000000000000000

00000000000000000000

Total \$ 85.00

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION  
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

November 22, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-206-A (Item 213)  
8192 North Boundary Road  
NWC North Boundary and Inverness Roads  
12th Election District - 7th Councilmanic District  
Legal Owner: Edward V. Makowiecki & Sharon K. Makowiecki

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before November 26, 1995. The closing date (December 11, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon  
Director

cc: Edward V. Makowiecki & Sharon K. Makowiecki



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

December 4, 1995

Mr. and Mrs. Edward V. Makowiecki  
8192 North Boundary Road  
Baltimore, MD 21222

RE: Item No.: 213  
Case No.: 96-206-A  
Petitioner: E. Makowiecki, et ux

Dear Mr. and Mrs. Makowiecki:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on November 17, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

*W. Carl Richards, Jr.*  
W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)





**Maryland Department of Transportation  
State Highway Administration**

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

11-28-95

Ms. Joyce Watson  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 213 (JJ5)


Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*for*   
Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

96-2064  
Done 12-1

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development  
Management

DATE: December 4, 1995

FROM: Pat Keller, Director  
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 202, 205, 209, 211, (213) and 214      S

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: Jeffrey W. Long

Division Chief: Carol L. Keras

PK/JL

Baltimore County Government  
Fire Department



700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 12/01/95

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF NOV. 27, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 205, 206, 207, 208, 209,  
210, 211, 213 AND 214. {

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



Printed on Recycled Paper

✓  
96-206A

BALTIMORE COUNTY, MARYLAND  
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director      DATE: Dec. 5, 1995  
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief  
Development Plans Review

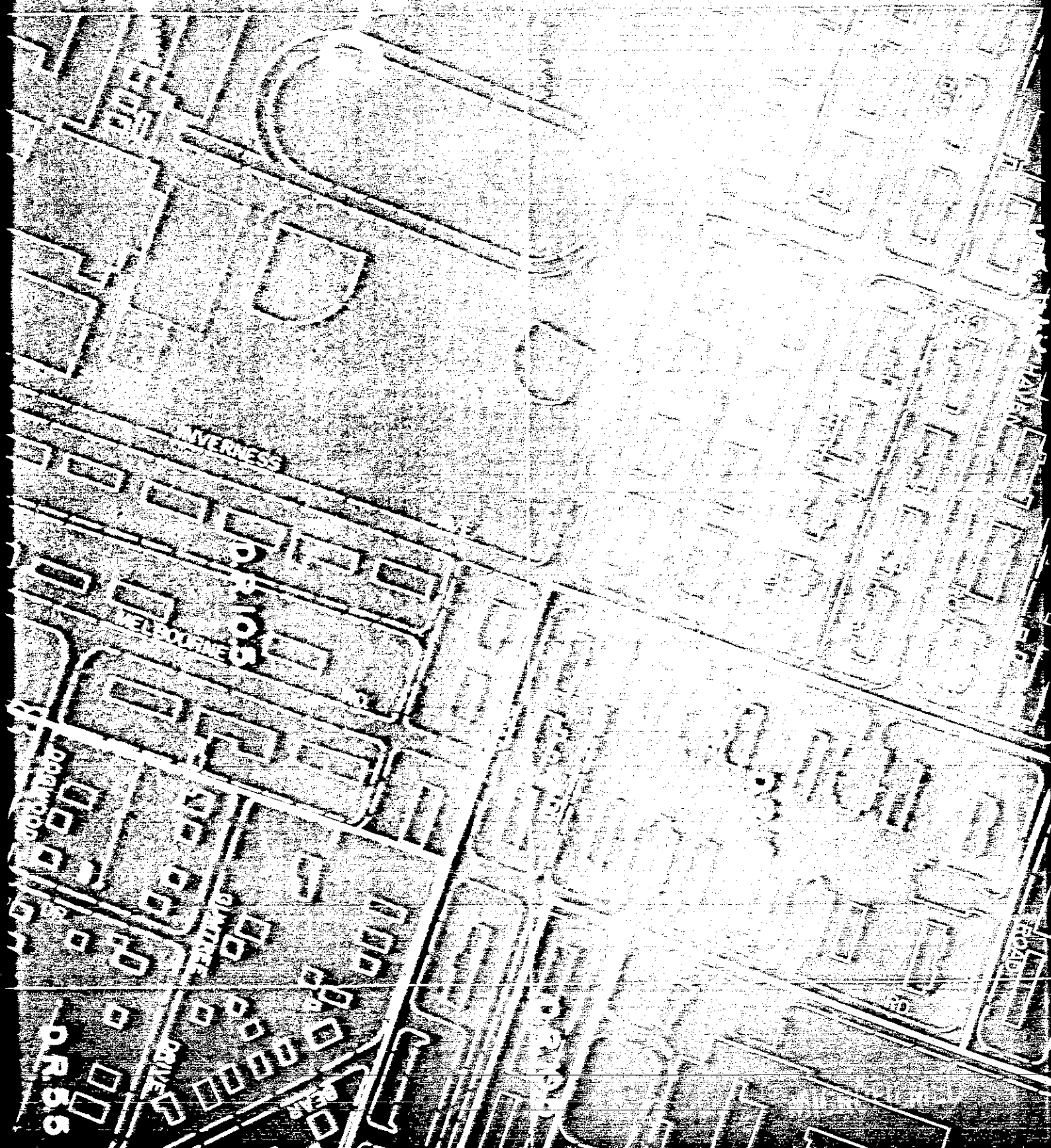
RE: Zoning Advisory Committee Meeting  
for December 4, 1995  
Items 170 (Case #96-164XA), 205, 209,  
211, 212, 213, and 214

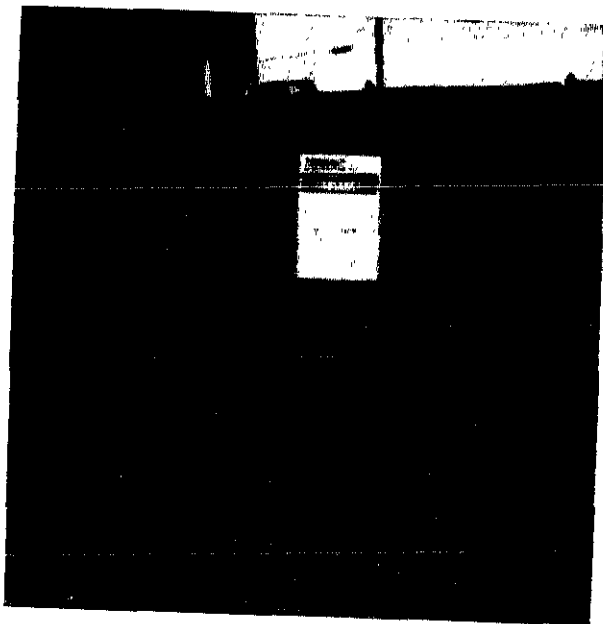
The Development Plans Review Division has reviewed  
the subject zoning items and we have no comments.

RWB:sw

11/15/95 10:11 AM

96-206-A





# 213 Prop. Add'n



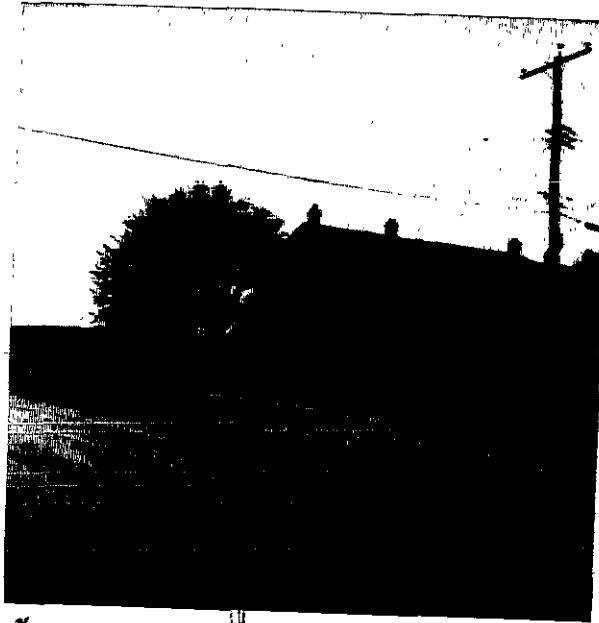
# 213 Prop. Add'n



# 213 Prop. Add'n



96-206-A



#

213

Prop'  
Add'n

MICROFILMED

Plat to accompany Petition for Zoning ☒ Variance ☐ Special hearing

PROPERTY ADDRESS: 8192 North Boundary Road

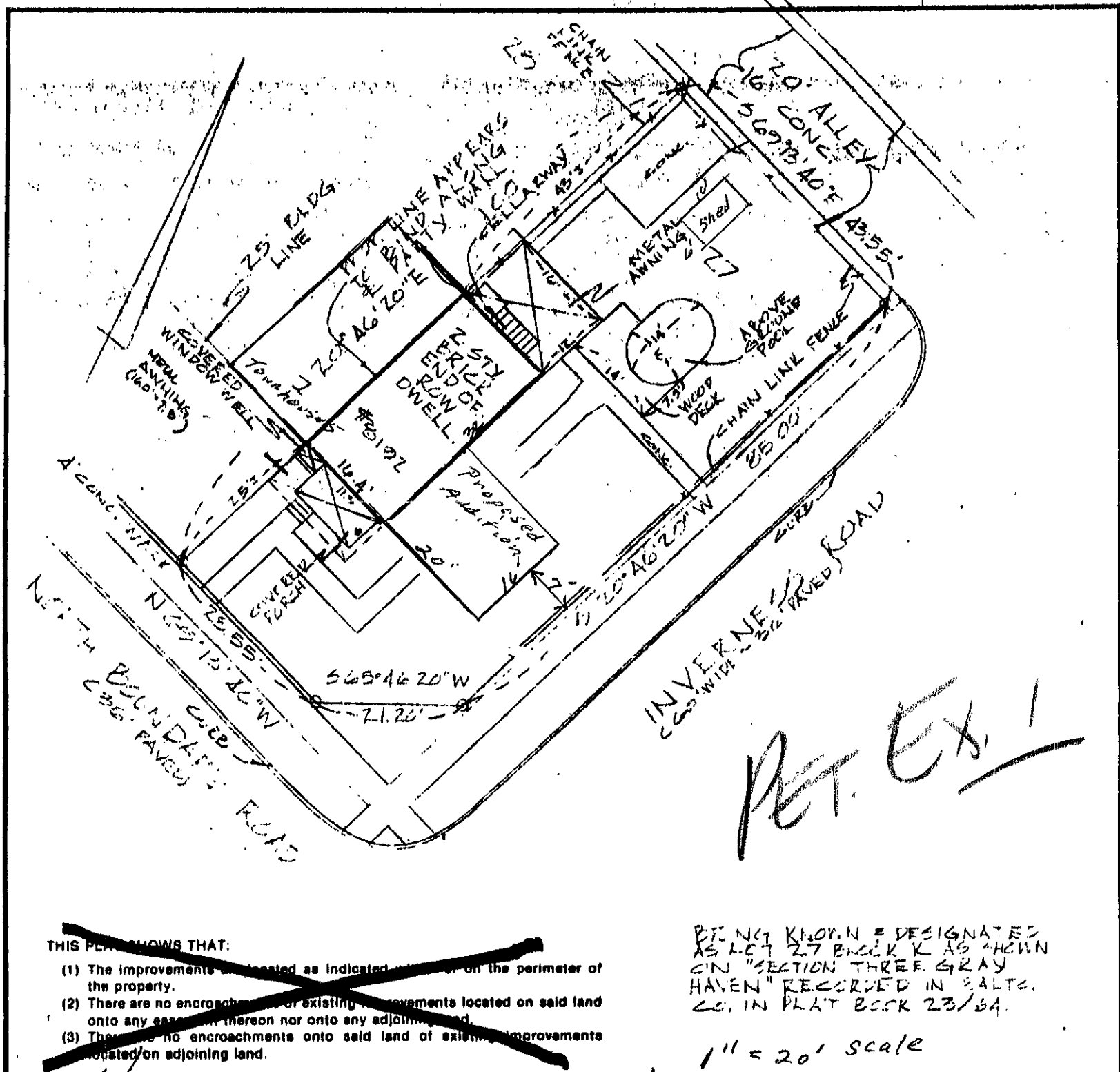
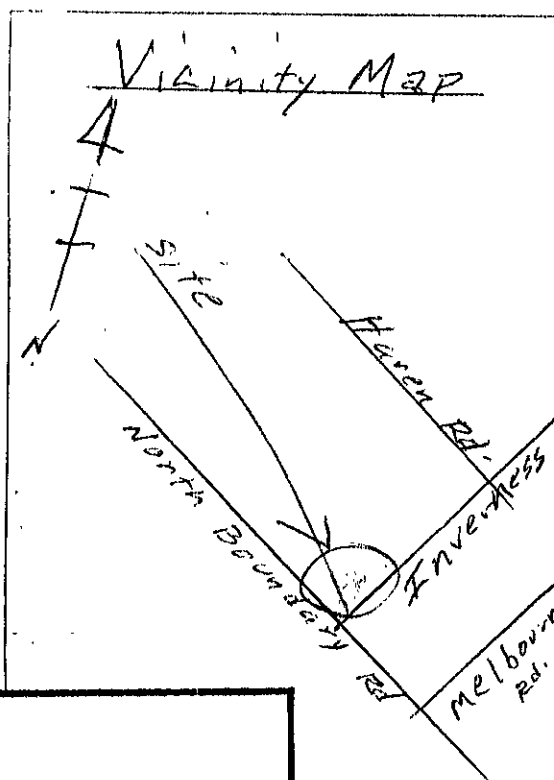
see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: GRAY HAVEN

plat book# 64, folio# 27, section# 9

OWNER: Sharon Edward Makowiecki

96-206-A



THIS PLAN SHOWS THAT:

- (1) The improvements are located as indicated on the perimeter of the property.
- (2) There are no encroachments or existing improvements located on said land onto any easement thereon nor onto any adjoining land.
- (3) There are no encroachments onto said land of existing improvements located on adjoining land.

BEING KNOWN & DESIGNATED AS LOT 27 BLOCK K AS SHOWN ON "SECTION THREE GRAY HAVEN" RECORDED IN PLAT BOOK 23/34.

1" = 20' scale

LOCATION INFORMATION

Election District: 12th

Councilmanic District: 7th

1"=200' scale map#: SE 3-0

Zoning: DR-10.5

Lot size: .108 ± acreage 4,725 ± square feet

SEWER: ☒ public ☐ private  
WATER: ☒ public ☐ private

Chesapeake Bay Critical Area: ☐ yes ☒ no

Prior Zoning Hearings: N/A

Zoning Office USE ONLY!

reviewed by: [Signature] ITEM #: 213 CASE#:

RE: PETITION FOR ADMIN. VARIANCE  
NW/Corner N. Boundary Road and  
Inverness Road  
(8192 N. Boundary Road)  
12th Election District  
7th Councilmanic District  
Edward V. Makowiecki, et ux  
Petitioners

BEFORE THE  
DEPUTY ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 96-206-A

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 8192 North Boundary Road, located in the Gray Haven community off of Wise Avenue in Dundalk. The Petition was filed by the owners of the property, Edward V. and Sharon K. Makowiecki. The Petitioners seek relief from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side street setback of 7 feet in lieu of the minimum required 25 feet for a proposed addition. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits

submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 13th day of December, 1995 that the Petition for Administrative Variance seeking relief from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side street setback of 7 feet in lieu of the minimum required 25 feet for a proposed addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

*Timothy M. Kotroco*  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING  
Date 12/13/95  
By [Signature]



Baltimore County  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112, Courthouse  
400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-4386

December 13, 1995

Mr. & Mrs. Edward V. Makowiecki  
8192 N. Boundary Road  
Baltimore, Maryland 21222

RE: PETITION FOR ADMINISTRATIVE VARIANCE  
NW/Corner N. Boundary Road and Inverness Road  
(8192 N. Boundary Road)  
12th Election District - 7th Councilmanic District  
Edward V. Makowiecki, et ux - Petitioners  
Case No. 96-206-A

Dear Mr. & Mrs. Makowiecki:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

*Timothy M. Kotroco*  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: People's Counsel  
file



## Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 8192 N. Boundary Rd  
which is presently zoned DR-10.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.  
The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3.B (1955 old regs 214.1.b)  
We need the extra room for a bedroom for an elderly in-law  
of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)  
To allow a side street setback of 7 feet, for a proposed addition, in lieu of the minimum required 25 feet.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

(We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.)

Contact Person/Person

Type of Petitioner

Signature

Address

City

State

Zip Code

Phone No.

Name

Address

City

State

Zip Code

Phone No.

Name

Address

City

State

Zip Code

Phone No.

Name

Address

City

State

Zip Code

Phone No.

Name

Address

City

State

Zip Code

Phone No.

Name

Address

City

State

Zip Code

Phone No.

Name

Address

City

State

Zip Code

Phone No.

Name

Address

City

State

Zip Code

Phone No.

Name

Address

City

State

Zip Code

Phone No.

Name

Address

City

State

Zip Code

Phone No.

Name

Address

City

State

Zip Code

Phone No.

Name

Address

City

State

Zip Code

Phone No.

## Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:  
That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) are competent to testify therein in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/they presently reside at 8192 North Boundary Rd  
Baltimore, Maryland 21222

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: we need the extra room for a bedroom for an elderly in-law

We need the extra room for a bedroom for an elderly in-law.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:  
I HEREBY CERTIFY, this 16th day of Nov, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Edward V. Makowiecki & Sharon K. Makowiecki

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal.  
11/16/95  
My Commission Expires: 10-1-96

## ZONING DESCRIPTION #213

8192 North Boundary Rd.  
Beginning at a point on the northwest corner of North Boundary & Inverness Roads. Being Lot No 27 Block K in the subdivision Section Three, Gray Haven as recorded in Plat Book 23 folio 64. Containing 1.08 acres & located in the 12th Election District.

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 12th Date of Posting: 11/17/95  
Posted for: Variance  
Petitioner: Edward & Sharon Makowiecki  
Location of property: 8192 N. Boundary Rd.  
Location of Sign: Property being posted  
Remarks: None  
Posted by: [Signature] Date of return: 12/1/95  
Number of Signs: 1

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
DATE: 11-17-95 ACCOUNT: R-001-6150  
96-206-A AMOUNT: \$ 85.00  
SIC: 8192 N. Boundary Ave.  
RECEIVED FROM: M. Makowiecki - owner  
FOR: # 010 - Residential Variance Filing Fee - 50.00  
# 090 - Sign & Posting 35.00  
TOTAL: \$85.00  
VALIDATION OR SIGNATURE OF CASHIER



Baltimore County  
County Office Building  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

November 22, 1995

#### NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-206-A (Item 215)  
8192 North Boundary Road  
BMC North Boundary and Inverness Roads  
12th Election District - 7th Councilmanic District  
Legal Owner: Edward V. Makowiecki & Sharon K. Makowiecki

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before November 26, 1995. The closing date (December 11, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon  
Director

cc: Edward V. Makowiecki & Sharon K. Makowiecki





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

December 4, 1995

Mr. and Mrs. Edward V. Makowiecki  
8192 North Boundary Road  
Baltimore, MD 21222

RE: Item No.: 213  
Case No.: 96-206-A  
Petitioner: E. Makowiecki, et ux

Dear Mr. and Mrs. Makowiecki:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on November 17, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

*W. Carl Richards Jr.*  
W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)



Maryland Department of Transportation  
State Highway Administration

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

11-28-95

Ms. Joyce Watson  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 213 (JJS)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*for Bob Small*  
Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2250 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development  
Management

DATE: December 4, 1995

FROM: Pat Keller, Director  
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 202, 205, 209, 211, 213 and 214

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey W. Long*

Division Chief: *Carol Kline*

PK/JL

ITEM202/PZONE/ZAC1

Baltimore County Government  
Fire Department



700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 12/01/95

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1103

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF NOV. 27, 1995.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 205, 206, 207, 208, 209, 210, 211, 213 AND 214.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4681, MS-1102F

cc: File

Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: Dec. 5, 1995  
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief  
Development Plans Review

RE: Zoning Advisory Committee Meeting  
for December 4, 1995  
Items 170 (Case #96-164XA), 205, 209,  
211, 212, 213 and 214

The Development Plans Review Division has reviewed the subject zoning items and we have no comments.

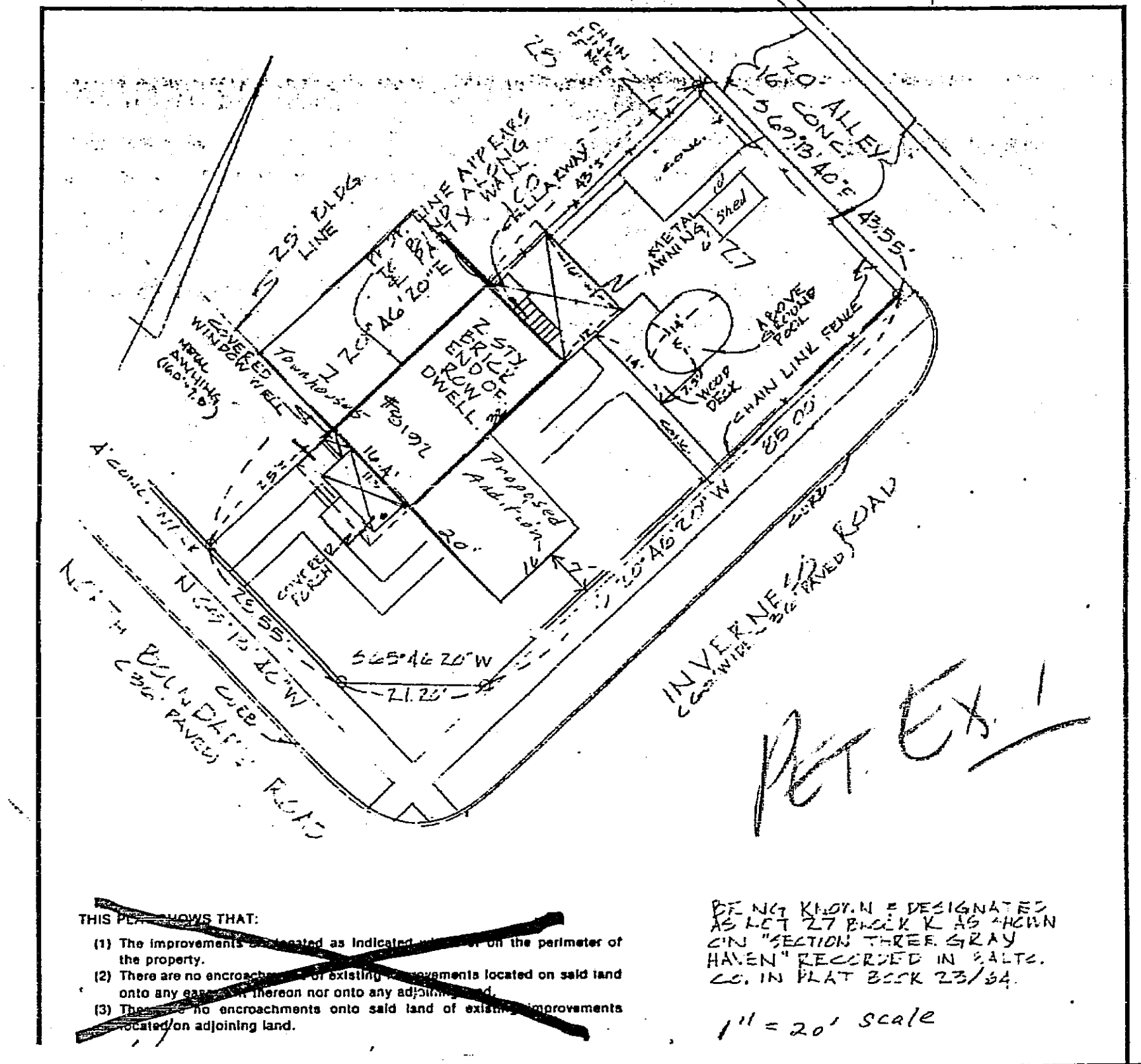
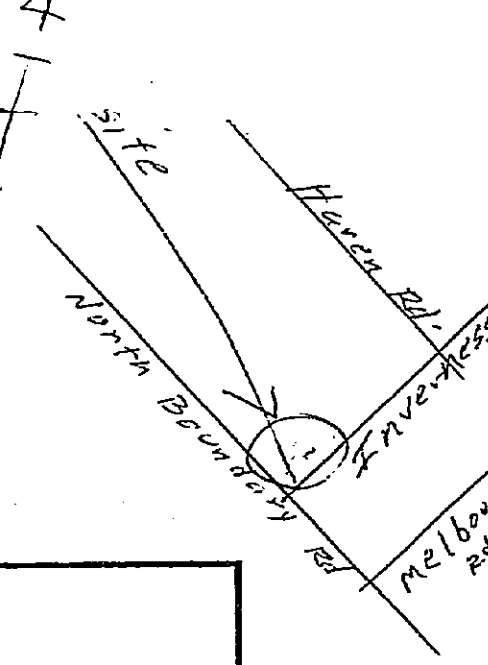
RWB:aw



Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 3112 North Boundary Road see pages 5 & 6 of the CHECKLIST for additional required information  
 SECTION NAME: Gray Haven  
 SECTION: 27 SECTION: 9  
 OWNER: James Edward Mchawrecki

Vicinity Map



~~THIS PLAT SHOWS THAT:~~  
 (1) The improvements shown as indicated on the perimeter of the property.  
 (2) There are no encroachments or existing improvements located on said land onto any adjacent property.  
 (3) There are no encroachments onto said land of existing improvements located on adjoining land.

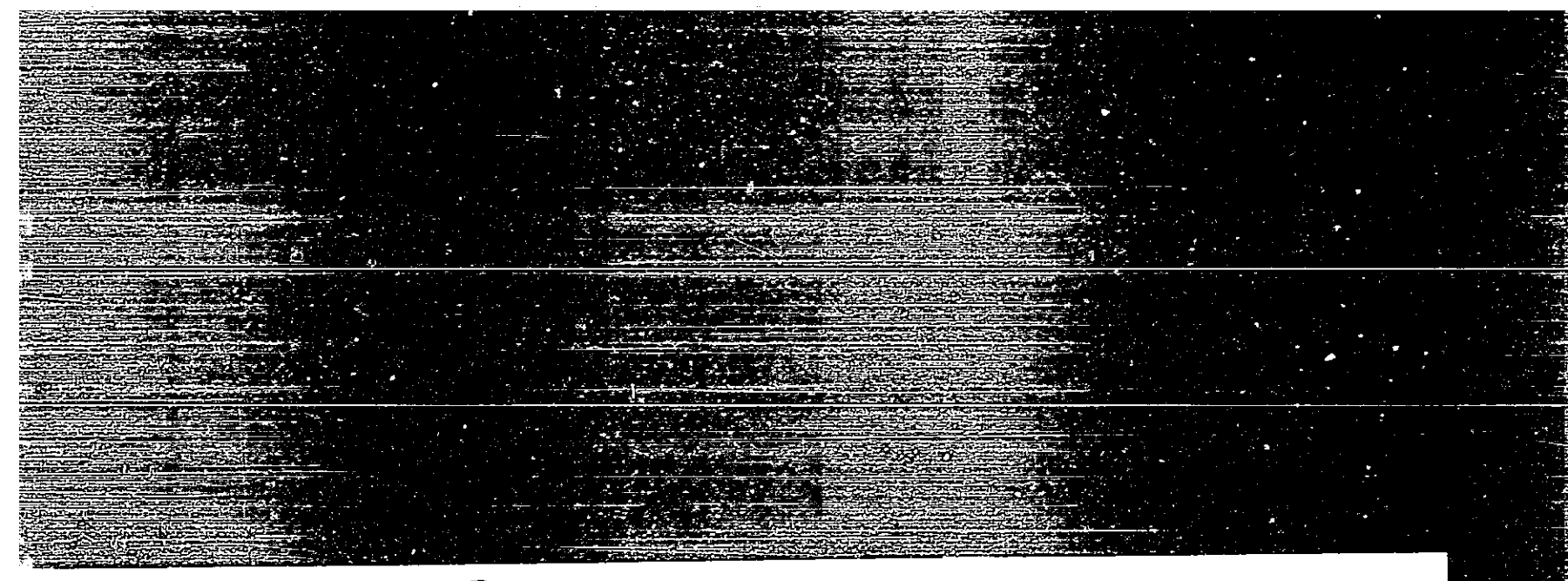
BEING KNOWN & DESIGNATED AS LOT 27 BLOCK 18 SHOWN ON "SECTION THREE GRAY HAVEN" RECORDED IN PLAT BOOK 23/84.

1" = 20' SCALE

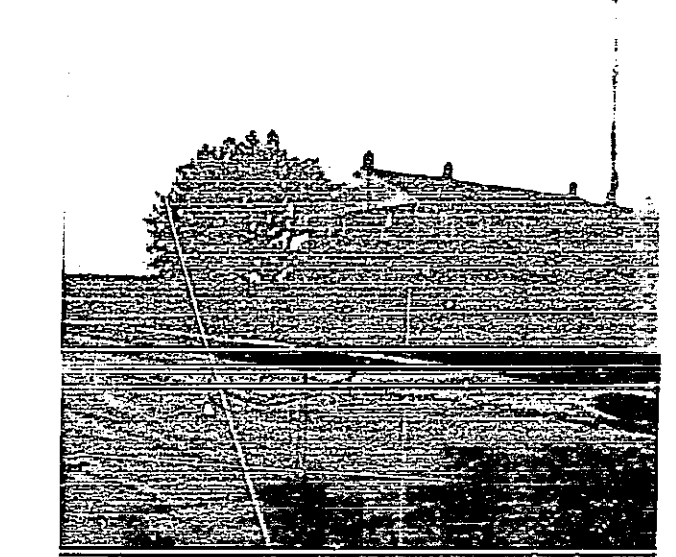
LOCATION INFORMATION

Election District: 12th  
 Councilman's District: 7th  
 1" = 200' scale map: SE 3-8  
 Zoning: DR-10.5  
 Lot size: 108 ± 4725 ±  
 acreage square foot

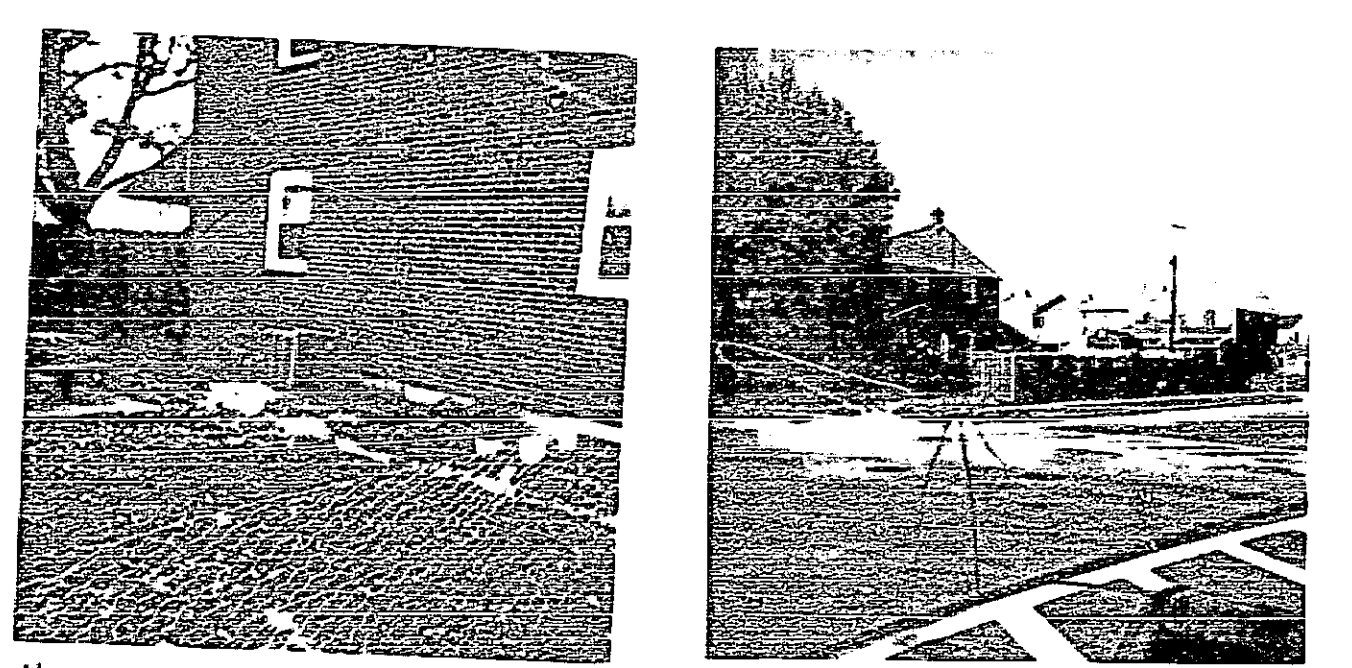
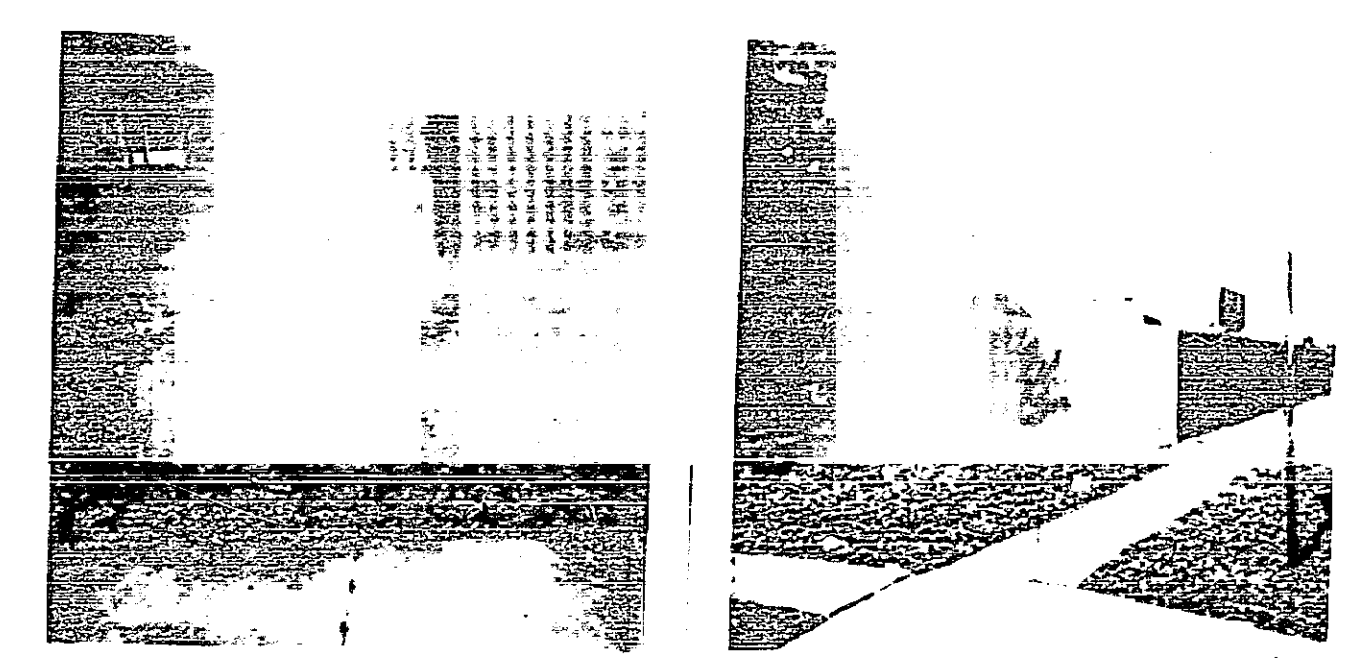
SEWER: ☒ Public ☐ Private



16-206-A



20



#